

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 12, 1966

Appeal No. 8953 Thomas J. Campbell et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made seconded and unanimously carried, the following Order was entered at the meeting of the Board on October 17, 1966.

EFFECTIVE DATE OF ORDER -- Jan. 16, 1967

ORDERED:

That the appeal for a variance from the use provisions of the R-4 District and from the provisions of Section 7502.3 to permit second floor addition over existing garage for a studio at the rear of 139 C Street, SE., lot 32, square 733, be partially granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in an R-4 District.
- (2) The subject lot has a 23 foot frontage on C Street, SE. and a depth of 119.5 feet. The lot is improved with a single-family brick row dwelling and the rear portion has a one-story brick garage.
- (3) The dimensions of the garage are 19. 17' x 19.79'.
- (4) It is proposed to erect a second story over the existing garage, to be used as a studio by the occupants of the residence. Access to the second story will be by stairs from the rear yard of the property. There will be no access from the public alley. The first floor will remain a garage.
- (5) No opposition was registered at the public hearing to the granting of this appeal. Letters on file show support for this appeal by the Capitol Hill Community Council, Inc., the Capitol Hill Restoration Society, and the Capitol Hill Southeast Citizens Association.

OPINION:

The Board holds that the granting of this appeal will not substantially increase the prescribed lot occupancy for the R-4 District, and that permission for this second story addition over the garage for a studio will not be inconsistent with the present use and occupancy of the lot and will have no adverse affect upon adjacent and nearby property.

Further, we believe that the requested relief, as modified, can be granted without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Maps.

This Order shall be subject to the following condition:

There shall be no shower or tub in the second floor addition to existing garage or in the garage itself. There may be a toilet and hand basin in the second floor addition.